

## Case Study: 18569 Kitchen & Dining Room Floor Remedial



**Value**  
£15,500



**Location**  
Old Windsor



**Contract Length**  
4 weeks



### Types of Work Involved:

Civil Engineering/ Brickwork/ Carpentry & Joinery/ Painting & Decorating/ Flooring

### The Task:

To relevel the kitchen and dining room floors where it had sunk due to poor construction.

### The Problem:

In the centre of the kitchen floor, the floor had dipped at its lowest point to 70mm from original floor level. In the dining room the floor had run out of level around the chimney breast on both sides and across the front of the hearth.

This was becoming a hazard in both rooms for the owner of the property. Once the original floor coverings and floorboards had been removed, it revealed what was causing the problem. The original brickwork dwarf walls in the centre of the kitchen and the dividing wall between the kitchen and dining room had collapsed, along with the concrete footing for the chimney.

On further investigation, the cause of the collapse was found to be the original concrete oversite had given way. It is believed this had been caused by the water table level from the nearby River Thames, which has flooded over time.

### The Solution:

The complete kitchen was removed and set aside for reuse. All original floor joists were removed. The centre wall in the kitchen was removed and disposed of. A new footing was designed and dug out and a new footing cast in concrete. A new brickwork wall was constructed to the required level.

The dwarf wall between the kitchen and dining room was removed in sections along with original footing of the chimney breast, the above walls and breast being supported at all times. Two support steels were inserted under the chimney hearth cast into the new footing of the

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### The Solution:

dividing wall and chimney and supported back onto the new footing in the centre of the kitchen. The temporary supports were removed and new brick and blockwork installed.

Joists were refitted and levelled throughout; new tongue and groove chipboard flooring was fitted. New timber surround and quarry tiled hearth fitted in the dining room. The kitchen and dining room were then redecorated. Kitchen units and worktops refitted along with all white goods. Finally new vinyl flooring was fitted in kitchen.

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